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REGULATION

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

Board Meeting Minutes – October 30, 2023
Teams Meeting

This meeting was open to the public and began approximately 9:05 AM

Architectural Access Board member attendance

Dawn Guarriello, Chairperson (DG)

Patricia Mendez, Vice-Chairperson (PM)

Katie Denis (KD)

Ana Julian (AJ)

Mary Mahon McCauley (MM)

Elizabeth Myska (EM)

Joe Prochilo (JP)

Division of Occupational Licensure Employees attendance:

William Joyce – AAB Executive Director (WJ)

Jamie Dalton – Board Counsel (JaD)

TJ Lacey – Deputy Commissioner for Public Safety and Inspections

Bradley Souders – Office Support Specialist (BS)

DG opened the meeting for Roll Call:

PM, KD, AJ, EM, JP

1. 9:15 AM V23-181 Various Streets, Peabody

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1:

Motion to Grant by PM

2nd by EM

By Acclamation/Carried

Discussion of Variance 2:

Motion to Grant by PM

2nd by AJ



By Acclamation/Carried

Discussion of Variance 3:

Motion to Grant by PM

2nd by MM

By Acclamation/Carried

Discussion of Variance 4:

Motion to Grant by PM

2nd by JP

By Acclamation/Carried

2. 9:23 AM V23-182 1800 Iyannough Road, Hyannis

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Grant on the condition that all public entrances are accessible by PM

2nd by KD

By Acclamation/Carried

3. 9:33 AM V23-183 926 Broadway, Chelsea

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Table by PM

2nd by MM

By Acclamation/Carried

4. 9:34 AM V23-184 33 Bow Street, Somerville

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM

2nd by AJ

By Acclamation/Carried

5. 9:35 AM V23-185 Alpine Place and Row, Franklin

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Schedule hearing by PM

2nd by EM

By Acclamation/Carried

6. 9:43 AM V23-186 2 Gerrys Landing Road, Cambridge

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance:

Motion to Packet by PM

2nd by MM

By Acclamation/Carried

7. 9:45 AM V23-179 106 Central Street, Wellesley
KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1-3:

Motion to Find no variance required due to existing MOU by
2nd by PM
By Acclamation/Carried

8. 9:58 AM C21-005 231 Sutton Street, North Andover
Exhibit – Hearing Decision and associated documents

WJ presented documentation – Discussion of Decision:

Motion to Accept by PM
2nd by MM
By Acclamation/Carried

PM Departed

9. 10:00 AM V23-177 Water Street, Fitchburg

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 1 (P1, P2, W4):

Motion to Grant relief to 21.3 by KD
2nd by AJ
By Acclamation/Carried

Find that no Variance is required for W3 by KD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (P8):

Motion to Find no variance is required by KD
2nd by AJ
By Acclamation/Carried

Discussion of Variance 2 (P9):

Motion to Grant by KD
2nd by JP
By Acclamation/Carried

Discussion of Variance 3

Motion to Grant by KD
2nd by JP
By Acclamation/Carried

10. 10:19 AM Advisory Opinion Request Riser Height Tolerances
Exhibit – Advisory Opinion Request and associated documents
WJ presented documentation – Discussion of Request:

Motion to Find that due to 27.2 not specifying dimension, the tolerances would not apply by KD
2nd by MM
By Acclamation/Carried

11. 10:30 AM V20-066 3046 Main St, Barnstable
Exhibit – Amended Variance Application and associated documents
WJ presented documentation – Discussion of Variance
Motion to Grant on the condition updates for this project are included in the existing status report schedule by
KD
2nd by EM
By Acclamation/Carried

12. 10:32 AM V23-101 400 Heath Street, Brookline
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant by AJ
2nd by JP
By Acclamation/Carried

13. 10:40 AM V23-165 777-779 Huntington Avenue, Boston
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Continue for proposed cost estimate by KD
2nd by JP
By Acclamation/Carried

14. 10:44 AM V23-169 12 Oxford Street, Cambridge
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant on the condition that wayfinding signage is provided by JP
2nd by EM
By Acclamation/Carried

15. 10:51 AM V23-180 71 Atlantic Avenue, Marblehead
Exhibit – Variance Application and associated documents
WJ presented documentation – Discussion of Variance:
Motion to Grant for this tenant only and agreement with neighbor is maintained by KD
2nd by JP
By Acclamation/Carried

16. 11:00 AM Hearing declared regarding V23-103 5 Water Street, Fall River:
DG opened the hearing, introduced Board and established procedures. Participants Peter Tsarides, Dan Robillard, and
Dennis Polselli are sworn in. Exhibit #1 – the hearing packet AAB 1-43 is noted. Peter Tsarides presented application.
Additional comments by Dennis Polselli and Dan Robillard. Discussion and Questions of Hearing:

Motion to Grant temporary relief until January 1, 2026 on the condition that the updated plan for the pier is submitted to the Board and the visual and audio tour is in use by November 1 2024, with status reports due June 1 in each year by JP

2nd by KD

By Roll Call KD/Y, AJ/A, MM/Y, EM/Y, JP/Y

PM Returned

17. 1:00 PM Hearing declared regarding V23-049 561 Purchase Street, New Bedford:
DG opened the hearing, introduced Board and established procedures. Participant Erik Andrade is sworn in. Exhibit #1 – the hearing packet AAB 1-29 is noted. Exhibit #2 – video is noted and accepted. Erik Andrade presented application.

Discussion and Questions of Hearing:

Motion to Grant temporary relief until January 1, 2027 on the condition that staff is available to assist the public in transferring on and off lift at top and bottom of stairs during functions and events and submission of status reports every 6 months with the first report due June 1 2024 by MM

2nd by JP

By Acclamation/Carried

18. 1:32 PM V23-158 Various Streets, Boston
KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 147, 161, 166, 178, 181, 193, 205, 206:

Motion to Grant on the condition a 36-inch unobstructed path of travel is provided by JP

2nd by AJ

By Acclamation/Carried

Discussion of Variance 148, 151, 156, 214, 243-246:

Motion to Continue for more information about use of apex curb cut by JP

2nd by AJ

By Acclamation/Carried

Discussion of Variance 155

Motion to Continue for detailed drawing of proposed work by AJ

2nd by JP

By Acclamation/Carried

19. 2:00 PM Hearing declared regarding C22-018 271 Worcester Road, Framingham:
DG opened the hearing, introduced Board and established procedures. Participants William Joyce, Ron Bello, and David Correia are sworn in. Exhibit #1 – the hearing packet AAB 1-74 is noted. Exhibit #2 – pictures of parking lot is noted and accepted. William Joyce presented complaint. Additional comments by Ron Bello and David Correia.

Discussion and Questions of Hearing:

Motion to Find in favor of the Complainant and to require parking lot fully comply with 521 CMR within 6 months of receipt of decision by MM

2nd by PM

By Acclamation/Carried

20. 2:57 PM Minutes and Decisions
Exhibit – Minutes and Decisions and associated documents

WJ presented documentation – Discussion of Minutes and Decisions:

Motion to Accept minutes by JP

2nd by PM

By Acclamation/Carried

Motion to Accept decisions PM

2nd by JP

By Acclamation/Carried

21. 3:01 PM

Continued review of V23-158

Various Streets, Boston

KD Recused

Exhibit – Variance Application and associated documents

WJ presented documentation – Discussion of Variance 197:

Motion to Continue for feasibility study of improving directionality and water pooling by MM

2nd by EM

By Acclamation/Carried

Discussion of Variance 200:

Motion to Grant on the condition that appropriate steps are taken to reduce pooling of water by JP

2nd by MM

By Acclamation/Carried

Discussion of Variance 216:

Motion to Continue for cost estimate by AJ

2nd by MM

By Acclamation/Carried

Discussion of Variance 231:

Motion to Continue for feasibility study for improving directionality of curb cut by JP

2nd by EM

By Acclamation/Carried

Discussion of Variance 232:

Motion to Continue for study into removing tree by JP

2nd by PM

By Acclamation/Carried

Discussion of Variance 247:

Motion to Continue for options for improving directionality by JP

2nd by EM

By Acclamation/Carried

Discussion of Variance 254:

Motion to Continue for detailed drawings showing dimensions by JP

2nd by EM

By Acclamation/Carried

Respectfully submitted,

Bradley Souders, Office Support Specialist

Exhibit List

- Curb Cuts, Various Streets, Peabody (V23-181)
 - Exhibit – Variance Application and associated documents
- Clubhouse, 1800 Iyannough Road, Hyannis (V23-182)
 - Exhibit – Variance Application and associated documents
- Residential Building, 926 Broadway, Chelsea (V23-183)
 - Exhibit – Variance Application and associated documents
- The Richmond Building, 33 Bow Street, Somerville (V23-184)
 - Exhibit – Variance Application and associated documents
- Curb Cut, Alpine Place and Row, Franklin (V23-185)
 - Exhibit – Variance Application and associated documents
- Cambridge Boat Club, 2 Gerrys Landing Road, Cambridge (V23-186)
 - Exhibit – Variance Application and associated documents
- Claflin Hall, 106 Central Street, Wellesley (V23-179)
 - Exhibit – Variance Application and associated documents
- Cash Energy Condominium, 231 Sutton Street, North Andover (C21-005)
 - Exhibit – Hearing Decision and associated documents
- Water Street Bridge, Water Street, Fitchburg (V23-177)
 - Exhibit – Variance Application and associated documents
- Advisory Opinion Request - Riser Height Tolerance (A23-011)
 - Exhibit – Advisory Opinion Request and associated documents
- Old Colonial Courthouse, 3046 Main St, Barnstable (V20-066)
 - Exhibit – Amended Variance Application and associated documents
- Ashby Hall, 400 Heath Street, Brookline (V23-101)
 - Exhibit – Variance Application and associated documents
- Housing Complex, 777-779 Huntington Avenue, Boston (V23-165)
 - Exhibit – Variance Application and associated documents
- Chemistry Lab, 12 Oxford Street, Cambridge (V23-169)
 - Exhibit – Variance Application and associated documents
- Hilltop Learning, 71 Atlantic Avenue, Marblehead (V23-180)
 - Exhibit – Variance Application and associated documents
- USS Massachusetts, 5 Water Street, Fall River (V23-103)
 - Exhibit #1 – Hearing packet AAB 1-43
- Veterans Hall, 561 Purchase Street, New Bedford (V23-049)
 - Exhibit #1 – Hearing packet AAB 1-29
 - Exhibit #2 – video
- Curb Cuts, Various Streets, Boston (V23-158)
 - Exhibit – Variance Application and associated documents
- Minutes and Decisions
 - October 16, 2023 meeting minutes
 - Cash Energy Condominium, 231 Sutton Street, North Andover (C21-005) - Decision
 - Cambridge at Marion Residences, 747 Cambridge Street, Cambridge (V23-088) - Decision
 - Doherty Middle School, 50 Bartlett Street, Andover (V23-037) - Decision

- Shopping Plaza, 271 Worcester Road, Framingham (C22-018)
 - Exhibit #1 – Hearing packet AAB 1-74
 - Exhibit #2 – pictures of parking lot